

The Westfield-Washington Advisory Plan Commission held a meeting on Monday, June 2, 2008 scheduled for 7:00 PM at the Westfield City Hall-Council Chambers.

Opening of Meeting 7:00 PM

Roll Call – Note Presence of a Quorum

Commission Members Present: Robert Smith, President; Cindy Spoljaric, Vice-President, Robert Horkay (arrived at 7:15), Ginny Kelleher (arrived at 7:25), William Sanders, Daniel Degnan, Rob Stokes, and Bob Spraeetz.

Commission Members Absent: Pete Emigh

City Staff Present: Gregory J Anderson, Director CD and Brian Zaiger, City Attorney

Anderson reviewed the Workshop Purpose and Rules of Conduct.

Anderson reviewed withdrawn items or changes to the agenda.

OLD BUSINESS

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| Case No. | 0805-PUD-01 |
| Petitioner | Uptown Partners, LLC |
| Description | 547 West 161st Street, Requests a change in zoning for approximately forty (40) acres from the AG-SF-1 District to the “The Villas at Timber Ridge” PUD District. |

Anderson reviewed the staff report and the petition history.

Mr. Jon Dobosiewicz, Wilfong & Kreutz Land Development, reviewed the petition details and proposed changes as a result of previous discussions. He discussed the revised concept plan and stated the overall density has been reduced, by limiting the number of units per building to maximum of two to three units per building, 3.6 units per acre or maximum of 144 homes on the site.

Discussion followed regarding:

- Spoljaric stated she was not comfortable with the choice of constructing a clubhouse on site or using amenity facilities nearby. Jon stated the petitioner would take this under advisement.
- Spoljaric stated she still believes there are too many units in the development.

- Spoljaric would like to see ten choices in colors and elevations, rather than five.
- SF-A Zoning/PUD
- Degnan asked for clarification that if something is not addressed in the PUD, then the SFA standard applies. Anderson responded the more restrictive of the two will apply.
- Horkay stated that the petition brought before the City Council did not focus on single family detached homes. He later stated if we are establishing an ordinance for an attached product that ends up being detached, that's bothersome and needs to be more concise.
- Kelleher has concerns about calling this a PUD when there are no mixed uses. She further asked questions about setbacks and buffer yards. She discussed Definitions, specifically, the definition of perimeter street.
- Smith encouraged the Commission to be sure to get their comments on this project to staff.
- Spoljaric is interested in staff's opinion on whether this project fits in with the community.
- Kelleher would like to see numbers on attached/detached single family homes.

NEW BUSINESS

Case No. 0806-DP-07 & 0806-SIT-06
Petitioner North Communities Church
Description 19200 North Horton Road, Requests Development Plan Review and Site Plan Review of a new religious institution, approximately sixteen (16.10) acres in the AG-SF-1 District.

Anderson reviewed the petition and the staff report, stating this petition will have a public hearing at the June 16 meeting. Staff is not making a recommendation at this time since there are still documents pending compliance.

Dobosiewicz presented the details of the petition. He stated a waiver is being sought for exception to construction of the asphalt path until adjacent properties develop. Jon discussed building materials and the metal roof.

Anderson stated staff's recommendation is that this petition comes back in thirty days to the July 19 Workshop meeting for public hearing and to insure compliance.

Discussion/Comments/Questions followed regarding:

- Spoljaric stated that this petition states this site is on city water and sewer which it is not. She also asked for clarification that ornamental trees should have 2" caliper and these have 1 1/2" caliper.
- Sanders and Kelleher both discussed the metal roof and color of metal roof in order to deflect light.

- Building materials – “residential look;” Dobosiewicz offered to bring a sample of the siding to the next meeting for the Commission to view.
- Stokes asked if there are any housing developments proposed in this area. Anderson responded “not immediately.”

Case No. 0806-DP-08 & 0806-SIT-07
Petitioner Webster Salon
Description 546 North Union Street, Requests Development Plan Review and Site Plan Review of the conversion of a residence to a commercial use, approximately three tenths (0.3) of an acre in the SF-3 District.

Anderson reviewed the petition and the staff report, stating this property was granted a variance of use by the Board of Zoning Appeals in 2007. He reviewed the conditions of that variance. He further stated at this time the submittal does not meet the standards set by the Westfield Washington Township Zoning Ordinance; concerns regarding site drainage have also been raised by the Westfield Public Works Department. At this time staff is offering no recommendation.

Mr. William Webster introduced his wife Robbie and their engineer, Mr. Jim Foster, Foster Land Surveying.

Foster reviewed the petition and discussed details including drainage, asphalt parking lot, and the overlap in deed on the south line which has been made a “no man’s” land which means there will be no development in that area.

Webster discussed the landscaping plan.

Discussion/Questions/Suggestions followed regarding:

- Kelleher asked what is on the south and east sides. Foster responded residential dwellings.
- Miller stated the petitioner has worked diligently with the property owner to the south, and the fence which will be installed at the request of the property owner to the south was negotiated during the BZA case.
- Stokes asked about the drainage situation. Miller stated the petitioner is working with Westfield Public Works on this matter and that a solution exists depending on which route the petitioner chooses to take.
- Sanders asked if a French drain in the no-man’s land had been discussed. Ms. Donna Luley, Westfield Public Works, stated they have discussed a French drain, but also stated there are four or five other options to be looked at.
- Discussion regarding gravel vs. asphalt parking lot.

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| Case No. | 0806-ZOA-06 – 0806-ZOA-11 |
| Petitioner | City Staff |
| Description | 0806-ZOA-06, WC 16.10 Zoning Ordinance Introduction and Table of Contents, A revision and new introduction and table of contents for the Westfield-Washington Township Zoning Ordinance. |
| Description | 0806-ZOA-07, WC 16.11.29 Corporate Business Park District, A new section of code created to encourage and standardize an improved level of development for Corporate Business Parks. |
| Description | 0806-ZOA-08, WC 16.18 Sign Ordinance, A revision to the language of the Westfield-Washington Zoning Ordinance to provide improved sign standards for the community. |
| Description | 0806-ZOA-09, WC 16.10 Nonconforming Signs Ordinance, A revision to the language of the Westfield-Washington Zoning Ordinance to provide updated nonconforming sign standards for the community. |
| Description | 0806-ZOA-10, WC 16.23 Definitions, Revisions to former Section 16.04.210 Definitions of the Westfield-Washington Zoning Ordinance to accommodate new revisions and new location within said Zoning Ordinance. |
| Description | 0806-ZOA-11, WC 16.12.04 US 31 Overlay Districts, Revisions to the language of Westfield-Washington Zoning Ordinance to update the U.S. 31 Overlay District. |

Anderson introduced Article 10 and began explaining the forthcoming revisions to the zoning ordinance. He stated that at the City Council meeting on June 9 presentation will be made on Chapter 16, Enabling Legislation for the Zoning Ordinance Under the City Code and Chapter 17, Business License for Tent Events. He also reviewed the new Table of Contents to the revised Zoning Ordinance. He stated that Article 10 gives the title, the authority, the jurisdiction, applicability, purpose and intent of this ordinance; it also spells out the definitions, transitional rules, administrative officer, duties of APC, BZA, and City Council, and validity in adoption. This provides the legal jargon necessary under Indiana Code to make the zoning ordinance applicable and enforceable.

Discussion/Questions/Suggestions followed regarding:

- Kelleher expressed concern about the time table since they just received the copy a few days ago. Anderson reiterated they have two weeks to review before the Public Hearing meeting; he further stated this is just an introduction and no input is required tonight.
- Kelleher asked Anderson what the priorities were for review purposes. Anderson stated the Corporate Business Park and the Overlay District are the priorities. He

further stated all the amendments introduced tonight will be up for Public Hearing on June 16, 2008.

- Zaiger reiterated to the Commission that one of the things we are trying to avoid is piecemeal of the ordinance. He further stated that one of the goals Greg is trying to accomplish is to have this move forward as one body without changes, wholesale on one part without being reflected in another; therefore even though it is in front of the Commission for comments, we are not looking for substantive changes.
- Anderson stated Article 10 is a reorganization of what already exists; there are some added sections and subsections to Article 10 which were not presently in the ordinance which need to be there.
- Kelleher and Spoljaric both expressed concern about not having enough time to review before the Public Hearing meeting.
- Anderson discussed the Corporate Business Park District.
- Mr. Joe Plankis, Economic Development Director, discussed the Corporate Business Park District, how it evolved, and developer involvement.
- Sanders stated his belief that there are some problems inherently between the community and certain types of businesses that might be attracted by that zoning. Plankis responded that based on conversations, we are not in a location where we will be looking at mega structures being located half way between two interstates.
- Plankis showed the Commission a map of the locations of the proposed Corporate Business Park District.

ADJOURNMENT (9:20 PM)

Approved (date)

President, Robert Smith, Esq.

Vice-President, Cindy Spoljaric

Secretary, Gregory J. Anderson, AICP